

Huerfano County Regional Building Authority
400 Main Street, Suite B
Walsenburg, Colorado 81089
719-738-1220, Ext. 102



Contractor Complaint Form

PLEASE READ CAREFULLY

The Huerfano County Regional Building Department Contractor Complaint Procedures only apply to complaints concerning violation of the building ordinances contained in the Huerfano County Building Code. The Department shall not get involved in any other disputes between contractors and customers. The Department shall not provide legal advice regarding other avenues to resolve disputes between contractors and customers. If you desire legal advice you must consult with your attorney. If your Complaint concerns a building ordinance violation, please complete the following:

Date Complaint Submitted:	7/1/23
Contractor Name:	J & P Exteriors
Date of Occurrence:	Winter 2022-23
Address of Complaint:	62 Britton Tr Cuchama, CO 81055
Permit Number/ Date:	

☐ La Veta

☐ Walsenburg

☒ Unincorporated Huerfano County

DETAILS OF COMPLAINT:

Footers for Porch Addition not dug below Frost Line and are ELEVATING & Sinking, lifting rafters of porch addition. Concerned about wind load lifting footers. Valley tin is leaking in numerous areas during snow events.

Contractor is not responding to items under 2 yr warranty period.

***Please provide any and all evidence such as contracts, bills, etc.

Complainant Name:	Mike Worley & CAROL REY
Phone Number:	720-597
Mailing Address:	P.O. Box 678 LaVeta, CO 81055

The Department shall review this matter and advise you of our determination once our investigation is completed. If you have questions, please call 719-738-1220 X102.

OWNER

**BRANDON
DUENEZ**

J & O Roofing And Exteriors LLC

Licensed and Insured



Hablamos Espanol

719-281-5521

719-225-0565

OWNER <i>Brandon Duenez / Circle K</i>	DATE <i>7/20/2022</i>
ADDRESS <i>1000 P. 1st Trail</i>	PHONE (H)
CITY, STATE and ZIP <i>Colorado CO</i>	PHONE (W)
JOB LOCATION <i>Same</i>	MAPS CO

1. ☐ Tear Off *1 layer* of *Asphalt/Flt* Layer(s) of existing roofing
2. ☐ Install *1 layer* of *Asphalt/Flt* pound saturated Felt Paper
3. ☐ Install *1 year* *Asphalt/Flt* Shingle
4. ☐ Color of Shingle *Asphalt/Flt*
5. Valleys ☐ - Open ☐ - Closed
6. ☐ Install *1 layer* feet of 20" performed galvanized valley metal:
7. ☐ Install *1 layer* feet of ice & Water in the valley
8. ☐ Install *1 layer* feet of ice & Water up *12"* feet from eave
9. ☐ Pitch *12/12* sq. /12: *12/12* sq. /12: *12/12* sq. /12
10. ☐ Stories *1* sq. One Story; *1* sq. Two Story; *1* sq Three Story
11. ☐ Step Flash *1* linear feet of Wall
12. ☐ Install *1* feet Hip & Ridge
13. ☐ Install *1* feet of *1* drip edge up rakes
14. ☐ Install *1* feet of *1* drip edge on eaves
15. ☐ Nail & Seal in place new Pipe Flashing *1 1/2"* *2"* *3"* *4"*
16. ☐ install Attic Vents: Color *1*
17. ☐ Install Vent Caps: Sizes(s) *1*
18. ☐ Others: *1*
19. ☐ Others: *1*
20. ☐ Provide a *1* Year manufactures warranty by *1*
21. ☒ Provide a 24-month installation warranty. (Not valid until account is paid in full)

Other Instruction

- ☐ Clean up & remove debris
- ☐ Magnetize your nails
- ☐ Clean gutters
- ☐ Lien waiver provided upon receipt of payment
- ☐ Seal around all vents, pipes and flashing
- ☐ Shed
- ☐ Garage

This Contract constitutes the entire understanding of the parties, and no other understanding, collateral or otherwise, shall be binding, unless in writing and signed by both parties. Any replacement of unseen damaged decking roof and or counter flashing, soffits, etc. will be an additional charge. All excess materials are property of J&O also agrees any changes to contract will be an additional charge.

Terms: This estimate of \$ *2,100.00* does not obligate the homeowner or J & O In any way unless it is approved by the insurance. Company and accepted by J & O By signing this agreement the homeowner authorizes J&O pursue homeowner's best interest for a roof replacement or repair at a price agreeable to the insurance company and to J&O with no additional cost to the homeowner except for the deductible. When the insurance company and J&O agree upon a price that price will become the final contract price and J&O will receive all insurance proceeds for the work completed by J&O Both parties hereby agree to full payment at time roof is completed. The inspection is an agreement between J&O and the entity where the property is located.

We propose hereby to furnish taxes, material and labor - completed in accordance with above specifications for the sum of:

T. ent. \$2,100.00 Dollars (\$ *2,100.00*) reserves the right to bill the insurance company extra *10* % overhead and an extra *10* % profit for performing more than two trades. These proceeds, when paid, are due to J&O

PAYMENT UPON COMPLETION

All interior damage to buildings is excluded 90 days after completion date and the owner is notified that any damage to contents will be the responsibility of the owner and thier insurance company. The contractor will cover all damage to the building, which occurred while roofing was in progress. Owner to carry fire, tornado and other necessary insurance. Scheduling will be done based upon date signed, but limited by availability for materials and crews and weather conditions

Brandon Duenez
Authorized Representative

We may withdraw this proposal if not accepted within 10 days.

This proposal becomes the legal and binding contract 72 hours from date of acceptance. 1 1/2% per month interest will be added on to all accounts 30 days past due. In addition, costs and reasonable attorney's fees for collection may be charged on any account past due over 30 days. Payment will be made as outlined above. Failure to pay can constitute mechanical lien filed against the property. Cancellation of the contract may be achieved by paying 10% of the contract price. Contracts will not be cancelled until cancellation fee paid.

Acceptance of Proposal - J & O is authorized to do the work as specified in the TERMS above.

Brandon Duenez
Owner/Authorized Agent

7/20/2022
Date